

LOT 5 CARTER PLACE S/D (UNR) DES  
 COR OF NW1/4 OF NW1/4, N 9.28 FT  
 LOT 2 CARTERS PLACE, E 360.32 FT

CINERA GROUP LLC  
 340 NW OLIVE GLN  
 LAKE CITY, FL 32055

2026

05-3S-17-04843-045



| ELEMENT   |                  | BUILDING CHARACTERISTICS |       |              |                      |
|-----------|------------------|--------------------------|-------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |       |              |                      |
| 31        | VINYL SID 100    |                          |       |              |                      |
| 00        | N/A 0            |                          |       |              |                      |
| 03        | GABLE/HIP 100    |                          |       |              |                      |
| 03        | COMP SHNGL 100   |                          |       |              |                      |
| 05        | DRYWALL 100      |                          |       |              |                      |
| 08        | SHT VINYL 100    |                          |       |              |                      |
| 00        | N/A 0            |                          |       |              |                      |
| 03        | CENTRAL 100      |                          |       |              |                      |
| 04        | AIR DUCTED 100   |                          |       |              |                      |
| 3         | 100              |                          |       |              |                      |
| 2         | 100              |                          |       |              |                      |
| 01        | NONE 100         |                          |       |              |                      |
| 1.        | 1.100            |                          |       |              |                      |
| 0         | 100              |                          |       |              |                      |
| 03        | 03 100           |                          |       |              |                      |
| 01        | 01 100           |                          |       |              |                      |
| 05        | 05               |                          |       |              |                      |
| 0200      | MOBILE HOME      |                          |       |              |                      |
|           |                  |                          | 03    |              |                      |
|           |                  | 5317.0100                | 1.00/ |              |                      |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE              | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,512            | 100                      | 2026  | 1,512        | 139,213              |
| TOTALS    | 1,512            |                          |       | 1,512        | 139,213              |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0200   | 02  | 1,512     | 113.0000    | 94.92          | 143,519        | 2023 | 2023 | 0    | 0    | 3.00 | 97.00  |
| 1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|  |     |           |             |                |                |      |      |      |      |      |        |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 3              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 139,213     |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,000       |   |
| TOTAL LAND VALUE - MARKET |  | 18,180      |   |
| TOTAL MARKET VALUE        |  | 164,393     |   |
| SOH/AGL Deduction         |  | 1,515       |   |
| ASSESSED VALUE            |  | 162,878     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 162,878     |   |
| TOTAL JUST VALUE          |  | 164,393     |   |
| NCON VALUE                |  | 146,213     |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 15,150      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 000053489  | Mobile Home |     | 06/30/2025 |

| SALES DATA                |           |           |       |       |        |            |
|---------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number         | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1517/1119                 | 6/18/2024 | WD        | Q     | V     | 01     | 99,000     |
| GRANTOR: BASS ERNEST L    |           |           |       |       |        |            |
| GRANTEE: CINERA GROUP LLC |           |           |       |       |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/07/2026 | MLU     |
|          |          | 09/26/2023 | SPF     |

| BUILDING NOTES                              |  |
|---|--|
| BUILDING DIMENSIONS                         |  |
| BAS=[YR=2026;ORIG=20,10] E56 S27 W56 N27 \$ |  |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q    | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|
| 1   | 9945       | Well/Sept   | 0       | 0   | 0     | 0  | 1.00  | UT 7,000.00    | 7,000.00  | 100     | 2026        | 2025 | 100    | 7,000           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0200     | C   | MBL HM               | 0   |     |          |       |       | 1.01        | AC          |     | 1.00     | 1.00   | 1.00    | 18,000.00  | 18,000.00      | 18,180     |                             |      |         |      |     |    |        |